



**State Environmental Policy Act SEPA**  
**Determination of Non-Significance (DNS)**  
**File# ZCA-22-0003; CPA-22-0003; SEP-22-0018**

**Date of Issuance:** November 7, 2022

**Lead Agency:** City of Walla Walla Development Services

**Agency Contact:** Lisa Wasson-Seilo, Planner  
Lwasson-seilo@wallawallawa.gov, 509-524-4710

**Description of**

**Proposal:** The Walla Walla City Council passed Ordinance 2022-09 on March 23, 2022, which placed a moratorium on the acceptance, processing, or approval of applications for development authorizations and other permits for change of use of mobile/manufactured home parks. The ordinance also initiated and directed city staff to process amendments to the Walla Walla Municipal Code and Walla Walla 2040 Comprehensive Plan related to mobile/manufactured home parks.

The proposed amendments include adding a "Manufactured Home Park Community" as a new land use type to the City of Walla Walla 2040 Comprehensive Plan Future Land Use Map. The proposed amendment also creates a new "Manufactured Home Park Community" (MHP) zoning district to the City of Walla Walla Zoning Map. The proposed zoning code amendments add development regulations for the MHP zoning district; adds a section on eviction notice standards for the change of use or closure of a manufactured home park; and adds a section requiring notice of sale of a MHP and the opportunity for qualified tenant organizations to purchase the MHP.

The proposed amendments also include revised language to provide clarity and simplicity and removes obsolete terms; provides revisions to allow for the permanent placement of new single section or single wide manufactured/ mobile homes in Neighborhood Residential (RN) zones as primary or accessory dwelling units with revisions to design and placement standards; and adds a section addressing standards for recreational vehicles as a primary residence in manufactured home parks.

**Location of**

**Proposal:** City of Walla Walla

**Applicant:** City of Walla Walla Development Services Department, 55 E Moore St,  
Walla Walla, WA 99362

The City of Walla Walla Development Services has determined that this proposal is unlikely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). We have reviewed the following:

Submitted SEPA Checklist, dated October 31, 2022, and the existing environmental documents: Walla Walla Comprehensive Plan Final Environmental Impact Statement (FEIS), issued May 22, 2018 and Walla Walla Comprehensive Plan - Walla Walla 2040, Ordinance 2018-15, adopted June 13, 2018. The relevant content of these documents is briefly described as an Environmental Impact Statement for the Walla Walla Comprehensive Plan which

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evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan & Environmental Impact Statement.

This information is available <https://www.wallawallawa.gov/government/development-services/public-notice>.

This determination is based on the following findings of fact and conclusions of law:

**FINDINGS OF FACT:**

1. Application filing date: November 2, 2022
2. Date that application was determined to be substantially complete: November 2, 2022
3. Description of proposed action:

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**CONCLUSIONS OF LAW:**

Staff has concluded that a Determination of Non-Significance (DNS) shall be issued. This determination is based upon the environmental checklist and other information on file.

The DNS is supported by Plans and regulations formally adopted by the City for the exercise of substantive authority under SEPA. The DNS also takes note of the extent to which many local, State and Federal regulations and permit requirements will govern the project to mitigate its potential impacts, in accordance with WAC 197-11-158. The following are City of Walla Walla adopted goals and policies which support the DNS:

**Land Use Policy 1.5:** Establish future land use and zoning designations that minimize and mitigate potential land use conflicts.

**Land Use Goal 3:** There are a variety of uses allowed throughout Walla Walla that encourage options for housing and business.

**Land Use Policy 3.7:** Support a variety of housing types such as tiny homes, duplexes, multi-family development, cottage housing, single family residential, and manufactured homes and manufactured housing communities.

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**Housing Goal 1:** A broad range of housing choices is available to meet the needs of people of diverse socio-economic status, household type, and age.

**Housing Policy 1.1:** Provide an array of housing choices such as apartments, small lot single family housing, accessory dwelling units, townhomes, manufactured homes, and cottages to meet the needs of people of all incomes throughout their lifespan.

**Housing Policy 1.3:** Encourage the use of existing housing stock, including manufactured homes and manufactured housing communities, to provide affordable housing for households with middle- and lower-incomes.

**Housing Policy 1.7:** Allow manufactured housing and accessory dwelling units in single family residential areas.

**Housing Policy 1.9:** Support the establishment of housing land trusts and other innovative housing solutions and explore policies to reduce development costs for housing developments that serve low to moderate income households.

**CONCLUSIONS OF THE RESPONSIBLE OFFICIAL:**

The Lead Agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA.

**This DNS is issued under WAC 197-11-340(2) and the comment period will end on November 28, 2022.**

**Responsible official:** J Preston Frederickson, Director

**Address:** City of Walla Walla Development Services  
55 E. Moore Street, Walla Walla, WA 99362

**Issue Date:** November 7, 2022

**Publish Date:** November 10, 2022

**Signature**  **Date:** November 7, 2022

Appeal information is addressed in City of Walla Walla Municipal Code (WWMC) 21.08.170. Appeal rights are outlined within WWMC Chapter 20.38 and other code provisions referenced therein.